

# CRIME FREE RENTAL HOUSING PROGRAM



Federal fair housing laws apply nationwide but individual States govern most rental relationships through landlord-tenant laws. Landlord-tenant laws define the balance between the rights of rental owners to control, protect and benefit from their investments and the rights of tenants to control, protect and enjoy their privacy.

Landlords pay a high price for criminal activity on their property. They experience declining property values, property damage, vacancies and the expense of utilizing the eviction rights. On the other hand, landlords are rewarded with a stable and satisfied tenant base when they apply consistent rental standards during the application process and future tenancy.

Sterling's Crime Free Rental Housing Program (CFRH) is a three-phase certification program for rental properties of all sizes. Phase I is an eight hour training course to educate landlords in both civil and criminal matters. Phase II is a security review of the property using Crime Prevention Through Environmental Design principles. Phase III is the landlord's opportunity to promote their commitment to a safer living community

## PHASE I—TRAINING:

Encompasses eight hours of training by field experts. The information provided is effective at reducing criminal activity within rental communities and includes both civil and criminal topics:

### *Civil:*

- \* Applicant Screening
- \* Rental Agreements
- \* Management Responsibilities

### *Criminal:*

- \* Drug Activity
- \* Gang Activity
- \* Domestic Violence
- \* Sex Offenses

## PHASE II—CPTED REVIEW:

Covers a rental property inspection to assess physical security and general appearance to provide a safe living environment with the following minimum standards:

- \* Landscaping complying with CPTED principles
- \* Visible address numbering
- \* Single cylinder deadbolts on exterior doors
- \* High security strike plates (2-3 Inch screws)
- \* Anti-lift/slide devices on windows and sliding doors
- \* 180 degree eye viewers installed on front door

## PHASE III—COMMUNITY PROMOTION:

Promotes the landlords work through a community promotion event sponsored by management designed to bring neighbors together. The Sterling Police Department intends to discuss general safety principles and crime prevention. The event informs tenants of their rights and responsibilities to prevent crime and make their community better.

For emergencies call 9-1-1

### **T I P S**

- Background check all applicants.
- Stay current—Attend training!
- Use CPTED to protect tenants
- CFRH improves communities!

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